



**Address:** [1304 LAKE SHORE CT](#)

**City:** CROWLEY

**Georeference:** 9613C-21-36

**Subdivision:** DEER CREEK ESTATES-CROWLEY

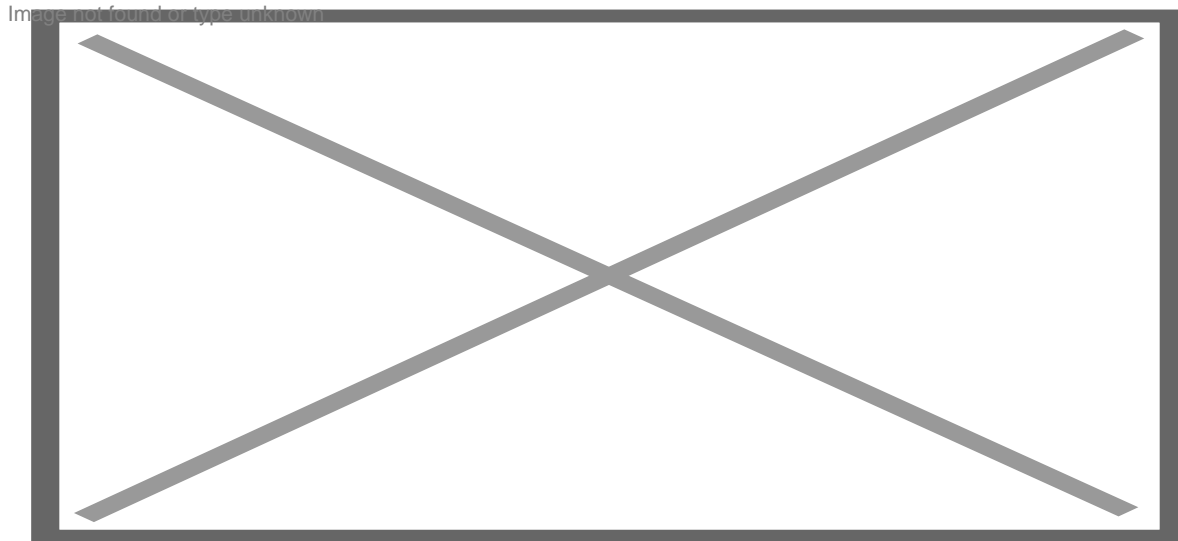
**Neighborhood Code:** 4B020B

**Latitude:** 32.5576145337

**Longitude:** -97.352534474

**TAD Map:** 2042-324

**MAPSCO:** TAR-118X



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** DEER CREEK ESTATES-CROWLEY Block 21 Lot 36

**Jurisdictions:**

CITY OF CROWLEY (006)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Site Number:** 07833733

**Site Name:** DEER CREEK ESTATES-CROWLEY-21-36

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,802

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,199

**Land Acres<sup>\*</sup>:** 0.3489

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION



**Current Owner:**

NICHOLSON MICHAEL  
NICHOLSON AMBER

**Primary Owner Address:**

1304 LAKE SHORE CT  
CROWLEY, TX 76036

**Deed Date:** 5/18/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216107595](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVA HUMBERTO;SILVA SHEILA	11/7/2003	<a href="#">D203439621</a>	0000000	0000000
CLASSIC CENTURY HOMES LTD	7/24/2003	<a href="#">D203275128</a>	0016989	0000278
CLASSIC C HOMES INC	3/5/2002	00155400000161	0015540	0000161
DEER CREEK ESTATES INC	1/1/2001	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$208,400	\$70,000	\$278,400	\$278,400
2023	\$277,042	\$68,750	\$345,792	\$265,739
2022	\$204,318	\$68,750	\$273,068	\$241,581
2021	\$150,869	\$68,750	\$219,619	\$219,619
2020	\$150,869	\$68,750	\$219,619	\$219,619

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.